Mayor Fred Armstrong called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Mayor Armstrong.
- B. Pledge of Allegiance was led by Mayor Armstrong.
- C. Roll Call was taken. Jesse Brand, Ann DeVore, George Dutro, James Lienhoop, Martha Myers, Joseph Richardson and Priscilla Scalf were present.
- D. Priscilla Scalf moved to approve the minutes from the City Council meeting of November 15, 2011. Ann DeVore seconded the motion. Motion passed by a vote of 7 to 0.
- E. Special presentation was given by Jack Hess, Chamber of Commerce President, presenting the Unexpected Unforgettable Award to Tom Vujovich. The Tiptonia Award was also presented to Mr. Vujovich by Mayor Armstrong.
- F. Mayor Armstrong presented awards to all City Council members and the City Attorney thanking them for the many hours of dedication to the City of Columbus.
- G. Police Chief Jim Worton honored each City Council member and Mayor Armstrong with a plaque thanking them for their years of dedication to the city and public safety.

II. Unfinished Business Requiring Council Action

A. Reading of a Resolution entitled "RESOLUTION NO. 28, 2011, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA APPROVING ISSUANCE OF TAX INCREMENT REVENUE BONDS OF THE CITY OF COLUMBUS REDEVELOPMENT DISTRICT." Ed Curtin, along with Rich Stenner, President of the Redevelopment Commission, presented this Resolution. The designated development area is located at 53 Lafayette Street. The site is formerly known as the Columbus Wood Treatment plant. After the wood treatment plant closed there was a fire at the site and the plant was destroyed. Contaminates have been found. Recently ownership has been transferred to Columbus Downtown, Inc. The idea being the contaminated sources would be remediated and that site would be available for development. There has been a subdivision of the larger property, one isolated area, which is the contaminated area, will carry restricted covenants in the future. The plan is to make it into a parking lot. It is appropriate, by state statute, for Redevelopment Commissions to remediate contaminated properties. Seven different methods for

remediation have been investigated by redevelopment consultants, in association with Department of Environmental Management. Goals are to prevent expansion of the contaminated area and to eliminate or reduce the potential for future exposure. Seven bids were opened on December 12 for remediation of the site according to the specifications prepared by Bruce Carter and Associates. The bids for the project ranged from about 1.2 million to 2.2 million. Those bids are still be evaluated. Funds are available for remediation. There is a \$316,000 grant which is funds from the Department of Housing and Development. The Redevelopment Commission and City Council has previously approved the \$600,000 loan from the State. This would be repaid by the Redevelopment Commission. There is a loan opportunity for the city to borrow up to \$1,200,000 from the State. Terms of the \$600,000 and \$1,200,000 would be zero percent (0%) over twenty (20) years. Indiana Code allows parties conducting remediation to recover some or all of costs of the remediation from those who were responsible, that extends to their insurance carriers. Discussion followed. Council member Jim Lienhoop inquired about the availability of funds. Mr. Stenner explained that the Brownfield loans are available from the federal government through 2012. Further discussion followed. George Dutro moved to approve this Resolution. Ann DeVore seconded the motion. Motion passed by a vote of 7 to 0.

- B. Reading of a Resolution entitled "RESOLUTION NO. 29, 2011, RESOLUTION APPROVING THE PROPOSED BUDGET OF THE UTILITY SERVICE BOARD AS PRESENTED TO THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA." Keith Reeves presented this Resolution. George Dutro discussed the efficiency of the new water treatment plant. Mayor Armstrong stated this is the second wastewater treatment plant ever in Columbus. George Dutro moved for passage of this Resolution. Ann DeVore seconded the motion. Motion passed by a vote of 7 to 0.
- C. Second Reading of an Ordinance entitled "ORDINANCE NO. 35, 2011, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY." (Redevelopment Commission 2nd Street Vacation) Jeff Bergman presented this Ordinance. Jeff displayed a plat map of the parcel in question. Martha Myers made a motion to approve this Ordinance. Priscilla Scalf seconded the motion. Motion passed by a vote of 7 to 0.

III. New Business Requiring Council Action

A. Reading of a Resolution entitled "RESOLUTION NO. 30, 2011, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7." (Capco, LLC) Jim Clouse, along with Dan Arnholt representing Capco, LLC, presented this Resolution. Mr. Clouse stated there is a change in the Resolution to include redevelopment or rehabilitation of real property. Mr. Clouse stated this is a tax abatement on personal property and redevelopment or rehabilitation of real property in conjunction with an expansion of its facilities located at 1349 Arcadia Drive in Columbus in the amount of \$2,900,000. Mr. Clouse stated this expansion will add a new process line and will create 24 new jobs. Jason Hester, Executive Director with Columbus Economic Development Board, stated he is pleased to hear of the investment.

Council member, Jesse Brand, stated the Incentive Review Committee had met prior to Council meeting and found Capco, LLC to be in substantial compliance. Council member, George Dutro, moves to amend the Resolution as follows: on page two, first paragraph to read "Whereas, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional jobs, that such real and personal property tax abatement be granted; and". Also on page two, under "Now, therefore" item a. should read as follows "The estimate of the cost of the proposed purchase and installation of new manufacturing equipment is reasonable for equipment of that nature, and the estimate of the cost of the real property improvements is reasonable for improvements of that nature;" George Dutro moved to amend the Resolution with changes. Jesse Brand seconded the motion to amend. Motion to amend Resolution with changes passed by a vote of 6 to 0. Jim Lienhoop abstains. Jesse Brand moved for passage of amended Resolution. Martha Myers seconded the motion. Motion passed by a vote of 6 to 0. Jim Lienhoop again abstained from voting.

- B. Reading of a Resolution entitled "RESOLUTION NO. 31, 2011, RESOLUTION APPROVING A WAIVER OF NONCOMPLIANCE FOR AN INCOMPLETE SB-1 AND INCOMPLETE APPLICATION FOR PROPERTY TAX ABATEMENT PURSUANT TO INDIANA CODE 6-1.1-12.1-11.3 FOR OSR, INC." Jim Clouse, along with Jack Myoga with OSR, Inc., presented this Resolution. Jim stated in 2007, City Council approved Resolution No. 26-2007 that granted a personal property tax abatement for OSR, Inc. It came to the attention of OSR that tax year 2008, 2009, and 2010 the personal property deduction was not included in previous tax abatements due to an error in bookkeeping. Department of Local Government Finance agreed that corrections could be made to filings. Jim Lienhoop questions Mr. Myoga for clarity of non-compliance request. It was determined OSR, Inc. did install equipment and was reported on tax returns, but failed to file for the required deduction schedules associated with the tax abatement. Jim Lienhoop stated, on behalf of the Incentive Review Committee, that OSR, Inc. has complied with requirements to satisfy the original abatement and failure to file the required paperwork was just an oversight. Jim Lienhoop recommends passing of the Resolution. Ann DeVore seconds the motion. Motion passed by a vote of 7 to 0.
- C. First Reading of an Ordinance entitled "ORDINANCE NO. 36, 2011, AN ORDINACE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2011. (Fire and Police Pension) Brenda Sullivan presented this Ordinance explaining health benefits for fire and police retirees are paid out of the city's insurance non-reverting fund. An estimated calculation was done for 2011 fire and police pensions based on actual from January through November. Fire pension additional appropriation was calculated at \$365,000 and police pension \$110,000. Martha Myers moved to suspend the rules and pass this Ordinance in one reading. Priscilla Scalf seconded the motion for suspension of rules. Motion passed by a vot of 7 to 0. Martha Myers moved for passage of Ordinance. Motion was seconded by Joe Richardson. Motion passed by a vote of 7 to 0.

IV. Other Business

- A. Next regular meeting is scheduled for **Tuesday**, **January 3**, **2012** at 6:00 o'clock P.M. in City Hall.
- B. Martha Myers moved to adjourn the meeting. Priscilla Scalf seconded the motion. Motion passed by a vote of 7 to 0. The meeting adjourned at approximately 7:26 P.M.

Presiding Officer	
	Presiding Officer